

Staff Summary Report



Development Review Commission Date: 11/13/07

Agenda Item Number: _____

SUBJECT: Hold a public hearing for a Planned Area Development Overlay and Use Permit for ONE HUNDRED MILL AVENUE located at 100 South Mill Avenue.

DOCUMENT NAME: DRCr_OneHundredMill_111307

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **ONE HUNDRED MILL AVENUE (PL070354)** (Michael Monti, property owner; Tony Wall, 3W Companies, applicant) for redevelopment of the existing Monti's La Casa Vieja site, for two new buildings consisting of hotel, commercial and residential use, including preservation of a portion of the existing historic building, located at 100 South Mill Avenue in the City Center District, Transportation Overlay District, and a Historic Designated Property. The request includes the following:

PAD07021 – (Ordinance No. 2007.67) Planned Area Development Overlay to modify Transportation Overlay District standards for two (2) buildings consisting of 291 hotel suites, 265 dwelling units within 25/27 floors, all in approx. 1.1 million s.f. of building area on +/-2.51 acres.

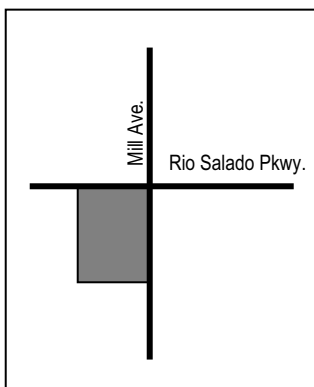
ZUP07137 – Use Permit to allow tandem parking.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

RECOMMENDATION: Staff – Approval, subject to conditions (1-13).

ADDITIONAL INFO:



Gross/Net site area	2.51 acres
Total Building area	1,172,530 s.f.
Phase I	- 617,005 s.f.
Phase II	- 555,525 s.f.
Total Residential	265 units (105.6 du/ac)
	- (Phase I – 85 units, Phase II – 180 units)
Hotel Suites	291 suites
Lot Coverage	80% (No Standard)
Total Proposed Building Height, including mechanical equipment	
Phase I	346 300 ft. (100 ft. max. per TOD) REVISED
Phase II	334 325 ft. (100 ft. max. per TOD) REVISED
Downtown Building Heights Study:	
Phase I	75 ft. w/ 15' step-back @ 50' "Heritage Core"
Phase II	300 ft. "Urban Core"
Building setbacks	0' front, 0' side, 0' rear (0, 0, 0 min. per TOD)
Landscape area	35% on roof top (No Standard)
Total Vehicle Parking	1,207 spaces (1,140 min. TOD required)
	(Phase I – 668, including surface lot)
Total Bicycle Parking	337 spaces (Phase I – 146; Phase II – 191)
	(337 min. required)

- PAGES:**
1. List of Attachments
 - 2-4. Comments
 - 5-6. Reasons for Approval / Conditions of Approval
 - 6-7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2007.67
 - 2-3. Waiver of Rights and Remedies Form
 4. Location Map(s)
 - 5-16. Aerial & Context Photos
 - 17-23. Letter of Explanation
 - 24-26. Planned Area Development Overlay: 100 MILL (original submittal)
 - 27-28. Floor Plans (**revised: 11/02/07**)
 - 29-30. Building Sections (**revised: 11/06/07**)
 - 31-36. Building Elevations (**revised: 11/06/07**)
 - 37-40. Massing Perspectives (**revised: 10/30/07**)
 41. Landscape Plan (original submittal)
 - 42-43. Preliminary Grading & Drainage Plan (original submittal)
 - 44-46. Shadow Study (original submittal)
 - 47-48. Letter from Downtown Tempe Community (9/25/07)
 - 49-51. Letter from City of Phoenix Aviation Department (10/09/07)
 52. Opposition Letter (10/18/07)
 - 53-54. **Letter from DTC Hot Team (10/19/07)**
 - 55-59. **10/18/07 Historic Preservation Commission Draft Minutes**
 - 60-62. **Historic Preservation Commission Staff Report (11/08/07)**

COMMENTS:

The applicant is requesting an approval for a Planned Area Development Overlay for modifications to the general development standards for increase in allowable height and a Use Permit to allow tandem parking, for a project consisting of two high rise buildings proposed in phases. Phase I includes approximately 617,000 s.f. of building for retail, residential and hotel use with a portion of the historic C.T. Hayden house preserved. Phase II (west building) includes approximately 555,000 s.f. of building area for commercial and residential. NOTE: This information is based on the original submittal provided. The project is located at the southwest corner of Mill Avenue and Rio Salado Parkway. The site currently includes the existing Monti's La Casa Vieja Steakhouse, the original home of Tempe's founder, Charles Trumbull Hayden, originally built in 1874 including several later additions. Included on the site is additional surface parking to the west. The surrounding area includes, immediately to the west, the U.S. Airways corporate offices. Immediately adjacent to the south is a vacant lot proposed to be developed for the recently approved Gateway Project by Opus. Across the street to the east is the historic icon of the Hayden Flour Mill and Hayden Butte. North and northeast of the site is the Tempe Town Lake with park and recreational amenities and the Hayden Ferry Lakeside development with office and residential buildings.

Project Analysis

The project consists of two high rise buildings located at the site of Monti's La Casa Vieja (C.T. Hayden House) a historically designated site. Phase I, western building, will include demolishing a portion of the Monti's restaurant (approx. 60% of building) which includes later additions, and retention of the original and more historic portion of the site (see history below). The Phase I building will include four (4) levels of below grade parking and twenty-five (25) floors above, with a maximum proposed building height of 300 feet. The ground level building will include retail, hotel lobby and the preserved portion of Monti's remaining (approximately 40% of the existing building). Floors above include parking, hotel suites and residential units. The Phase II (western building) located on the existing surface parking lot, includes three (3) levels of below grade parking, ground floor commercial facing the north, west and south of the property. The building includes twenty-seven (27) floors residential use with parking and amenities. Overall building height including mechanical equipment is 325 feet. The project intends to reestablish the street grid that was 2nd Street and Maple Avenue, providing access to the site along Mill Avenue to the south and Rio Salado Parkway from the north of the site. Two internal access points are provided to the parking garages through an alley between and underneath the two buildings. There are designated drop-off zones for residential to the north and the hotel/residential to the south.

On April 6, 2006, the Central City Development Committee of the Whole, consisting of City Council members, accepted the Community Design Principles document including a concept study for Downtown Building Heights. This area, according to the Downtown Building Height Concept Study, identifies the western portion of the site (Phase II) as "Urban Center", suggesting a maximum building height envelope for this location at 300 feet, with no building setbacks. Phase II with an overall height of 325 feet is not in conformance with the height study. The eastern portion of the site (Phase I), according to the Downtown Building Height Concept Study, identifies this area as "Heritage Core", suggesting a maximum building height of seventy-five (75) feet with a fifteen (15) foot step-back at fifty (50) feet. Phase I of this project is not in conformance with the Downtown Building Height Concept Study. Staff recommends building heights that recognize the historical significance of the single story L-shaped Sonoran row house and step the buildings mass back and reduce the overall height along Mill Avenue, which is more consistent with other projects approved in the surrounding area. The Gateway Project, located just south of One Hundred Mill, has a building height of thirty-two (32) feet at the street front and steps the remaining building wall back, ranging from 10 to 24 feet from the street edge, with an overall building height of 132 feet. The Flour Mill Project, located at the southeast corner of Mill Avenue and Rio Salado Parkway, includes a single story building mass of approximately eighteen (18) feet in height with the building stepping back at least forty to fifty (40-50) feet from the building façade to a height of eighty-seven (87) feet. The Flour Mill silos, setback even further, at a height of 161 feet above street grade. As a result of the surrounding development context, a more appropriate height guideline and step-back for Phase I, excluding the historic building, should match the "Mill

Avenue Corridor”, as identified for the site south of this project. Staff recommends pulling any portion of the building back from the historic one level adobe structure. As conditioned staff recommends proposing comparable height between the identified “Urban Core” for Phase II and “Mill Avenue Corridor” heights identified in the Downtown Building Heights Concept Study. This height would create a more even balance between other historic elements of the streetscape (flour silos) and would not compromise the surrounding context too significantly. Staff recommends heights for the remaining historic building consistent with the current “Heritage Core” height guideline of seventy-five (75) feet, while maintaining the existing heights of the historic L-shaped Sonoran row house of the C.T. Hayden House (Monti’s). Phase II building height is recommended at an overall height of 320 feet.

History

La Casa Vieja (the old house in Spanish) was built in 1873. The original structure was a residence for Charles Trumbull Hayden and his family. The original house was a single-story row house constructed of adobe in the Sonoran style by Hayden and his Mexican American workers. Prior to 1883, the house consisted of 13 rooms located in an “L” shaped plan. The house spanned a distance of 80 feet along the Mill Avenue frontage and 120 feet along First Street (Rio Salado Parkway). During the period of 1876-1883, a second story of adobe was built over the room at the north end of the house. In this same period, three rooms were built to create the west wing. The Hayden Family moved from the adobe house in 1889 at which time the house began 35 years of use as a boarding house. In 1893, a frame second story was added to the west wing. Over time, La Casa Vieja started to deteriorate; by 1920, the building was in very bad condition. At this time, Charles Hayden's daughters, Sallie and Mary, planned to renovate the building and take it back to its original Mexican adobe design. In 1924, Sallie and Mary Hayden hired Robert T. Evans, a prominent Phoenix architect, to begin what would be the first restoration of an historic house in Arizona. Evans removed the upper story and restored the plastered adobe walls. The Hayden sisters opened a tea house and restaurant in the refurbished landmark known as La Casa Vieja, or "the old house." La Casa Vieja survives as an important example of rare architectural materials and methods which document the building's evolution from a traditional Mexican row house (1873-1889), to its subsequent use as a boarding house (1889-1924), through its restoration to a restaurant (1924-present).

Alterations during this period included the removal of the westernmost adobe room (1892), and the addition of a frame second story above the remainder of the west wing (1893). Deterioration of the property was in evidence by 1911 and continued through World War I until 1921 when the house was upgraded. In 1924, formal rehabilitation of the house was initiated for use as a restaurant. This stylistic restoration included removal of all second story rooms, demolition of an additional 15-foot of the west wing, and the construction of a new adobe end wall with a curvilinear parapet. The courtyard was used as a dining patio, a river rock fountain was installed, and an adobe wall with a curvilinear parapet was built to enclose the south end. The interior was restored mostly to earlier room configurations with Mission style elements such as plain board wainscoting, and wrought iron light fixtures. A mural depicting Arizona Indians was painted on one of the interior walls circa 1935. The essence of the 1924 restoration remains intact although a contemporary post and beam structural system was added in most rooms. The courtyard was enclosed and is composed of two rooms with various wall finishes.

In 1984, the C.T. Hayden house was placed on the National Register of Historic Places. The property was also listed on the Tempe Historic Property Register in 2000, adopted by City Council. Staff at the time noted several elements within the boundaries of the designated parcel which were considered non-contributing elements. Non-adobe additions to the south of the 1873-1924 portion of the structure, landscaping to the north, the parking lot to the west and south, and the billboard on the north were called out so that future consideration alterations or demolition work limited to a non-contributing elements, would not be subject to review. Constructed at the southwest corner of the intersection of First Street and Mill Avenue, La Casa Vieja marks the 0/0 reference point of the modern street addressing system in Tempe, appropriate as this location is considered to be the birth place of the Community. The house is significant for its continued association over the past 140+ years with the growth of Tempe, and is now the oldest remaining building in the Salt River Valley.

Public Input

The Zoning and Development Code requires projects that propose a Planned Area Development Overlay to organize a neighborhood meeting in order to facilitate dialogue with the adjacent community prior to public hearings. This project is not located within 300 feet of a residential use, therefore a neighborhood meeting is not required and the applicant did not initiate this process. Stakeholder meetings have been organized by the developer with the Downtown Tempe Community and their development review committee (HOT Team) (see attachment letter on recommendation of project). Their recommendations included comments on "clearances above and around the historic structure" and to include "step backs from the corner of Mill Avenue and Rio Salado Parkway" within the project. It is our understanding that the developer has also met with U.S. Airways representatives, property owners adjacent to this site, and Sky Harbor officials regarding the proposal, which included discussions on proposed heights. On October 9, 2007, staff received a letter from the City of Phoenix Aviation Department regarding the height of development for "One Hundred Mill Avenue" project. The letter encouraged the City of Tempe to limit the allowable maximum height of development below the One-Engine Inoperative departure (see attached letter). Staff has also received a letter of opposition for development on the Monti's site.

UPDATE

Based on feedback from the Historic Preservation Commission on October 18, 2007 including staff recommendations, the applicant revised the building mass design to respond to input on pushing the new building back from the remaining historic structure. The applicant met with staff in a subsequent meeting with preliminary proposals and has responded to a portion of staff's recommendations related to the historic building. Concerns were still expressed based on the overall mass of the Phase I building and related surroundings. The applicant has since submitted revised elevations and perspectives of the building mass on November 6, 2007. Additional conditions are recommended by staff responding to the current proposal. The applicant will meet with the Historic Preservation Commission on November 8, 2007 and seek a decision based on the historic significance of the property (see attachments for Historic Preservation Commission staff report and related conditions). Based on the recent changes, additional updates will be needed from the applicant to clarify the building square footage, residential/hotel unit count and other related site data.

Conclusion

The following information still needs to be provided by the applicant, requiring further review and analysis:

- **A completed Traffic Impact Analysis, including all traffic counts of proposed developments and levels of service.**
- **Decision from the Historic Preservation Commission, required prior to City Council.**
- **Revised site data related to building design changes, including but not limited to building area, residential units, parking, commercial space, heights and set-backs, landscape, etc.**

Staff recommends approval of a modified design with building heights and step-backs that are more appropriate in relation with preserving the City's iconic landmark that is the C.T. Hayden House (Monti's), and providing heights in concert with the Downtown Building Heights Concept Study and in context with other adjacent projects in the area. The applicant has pushed the new building back from the historic L-shaped Sonoran row-house building, consistent with recommendations provided by City staff. Staff recommends approval subject to conditions, that would require modifying components of the project with reduced heights more in context with the City's vision, future development and landmark elements.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The PAD overlay process was specifically created to allow for greater flexibility, allowing for increased heights for projects that provide an attractive and harmonious unit of the community.
3. The "Downtown Building Heights Concept Study" anticipates, and supports, a building height of 300 feet for the western building.
4. This "Downtown Building Heights Concept Study" for the eastern portion of the site (Phase I) supports a building with height step backs and an overall height relation with development along the Mill Avenue corridor.
5. The conditions related to step back design will provide historical recognition to the L-shape Sonoran row house, the oldest remaining portion of the adobe structure, and provide heights compatible with the overall downtown context.

PAD07021

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO AN EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
2. The project shall comply with all conditions set forth by the Historic Preservation Commission.
3. The existing pole-mounted sign located above the C.T. Hayden House (Monti's La Casa Vieja) is recognized as a non-contributing element of the historic designation. This sign shall be removed prior to issuance of any demolition permits for the site.
4. Phase I (eastern building) maximum building height shall be two hundred twenty-five (225) feet.
5. Phase I historic building to remain, shall have no additional height above the roof of the historic L-shaped Sonoran row-house portion of the building located along Mill Avenue and Rio Salado Parkway at its historic depth (approximately 20' along each frontage). Any building mass located directly above the enclosed courtyard portion of the building shall have a maximum height of seventy-five (75) feet.
6. Phase I, south of historic building to remain, with building height exceeding fifty (50) feet, shall be setback along Mill Avenue, approximately fifteen (15) feet from the property line.
7. Phase I building height exceeding seventy-five (75) feet, shall be setback along Mill Avenue, approximately twenty-five (25) feet from the property line.
8. Phase II (western building) maximum building height shall be three hundred twenty (320) feet.
9. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. A Condominium Plat shall be recorded prior to an occupancy permit.
10. The developer must provide a complete traffic impact study, reviewed by the City's Traffic Engineer, fifteen (15) calendar days prior to scheduled hearings at City Council.

11. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
- Measure height of buildings from the midpoint top of curb along front of property (as defined by Zoning and Development Code).
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated August 15, 2007. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- Public art is required as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.

ZUP07137

CONDITIONS OF APPROVAL:

12. Tandem parking spaces shall be designated for either individual tenant use or for hotel valet parking only. A valet management plan must be submitted to the City and maintained for commercial use.
13. All residential units shall have dedicated a minimum of one parking space, identifying the total dedicated parking provided for residential use. Such agreement shall be included in the project's continuing care condition, covenant and restrictions. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.

HISTORY & FACTS:

1873	La Casa Vieja built for Charles Trumbull Hayden and his family.
1889	The Hayden Family moved from the adobe house which at that time it became known as La Casa Vieja ("the old house") and was used by the Hayden Family as a boarding house.
November 26, 1894	Tempe's original township established.
1924	Formal rehabilitation of the house for use as a restaurant was initiated.
October 10, 1984	C. T. Hayden House [Monti's La Casa Vieja] is listed in the National Register of Historic Places. Building - #84000173
August 20, 1999	Tempe Historic Preservation Office received a nomination and request from Michael Monti (Owner) for historic property designation and listing in the Tempe Historic Property Register for Monti's La Casa Vieja, located at 1 West Rio Salado Parkway.

October 14, 1999	Tempe Historic Preservation Commission recommends to Planning & Zoning Commission and City Council that Monti's La Casa Vieja be designated an historic property and listed in the Tempe Historic Property Register.
December 14, 1999	Tempe Planning & Zoning Commission recommends to City Council that Monti's La Casa Vieja be designated an historic property and listed in the Tempe Historic Property Register.
January 20, 2000	City Council designates the C. T. Hayden House / Monti's La Casa Vieja 1871-73 / 1924 / 2000 as Tempe Historic Property Register property number 11.
September 18, 2007	Historic Preservation Commission received a presentation from the applicant on the proposed development for One Hundred Mill Avenue (informational only)
September 25, 2007	Presentation provided by the applicant for the development of One Hundred Mill Avenue at the Development Review Commission Study Session (informational only)
October 18, 2007	Historic Preservation Commission continued the request for modifications to the C.T. Hayden House, Tempe Historic Property Register #11.
October 23, 2007	Development Review Commission granted acceptance of the applicant's request for continuance for ONE HUNDRED MILL to the next scheduled public hearing.
November 8, 2007	Historic Preservation Commission held the public meeting for review of modifications to the C.T. Hayden House, Tempe Historic Property Register #11, and development of the ONE HUNDRED MILL project.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-308, Use Permit

ORDINANCE NO. 2007.67

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO
THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2,
CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION
AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the CC, City Center District and designating it as CC(PAD), City Center District with a Planned Area Development Overlay and an Historic Designated Property on 2.51 acres.

LEGAL DESCRIPTION

(Insert legal description here)

TOTAL AREA IS 2.51 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case PAD07021 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2007.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL070354 to the City requesting that the City approve the following:

____ GENERAL PLAN AMENDMENT
____ ZONING MAP AMENDMENT
X PAD OVERLAY
____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
X USE PERMIT
____ VARIANCE
X DEVELOPMENT PLAN REVIEW
____ SUBDIVISION PLAT/CONDOMINIUM PLAT
____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. _____ - _____ - _____

(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2007.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

(Printed Name)

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2007, by

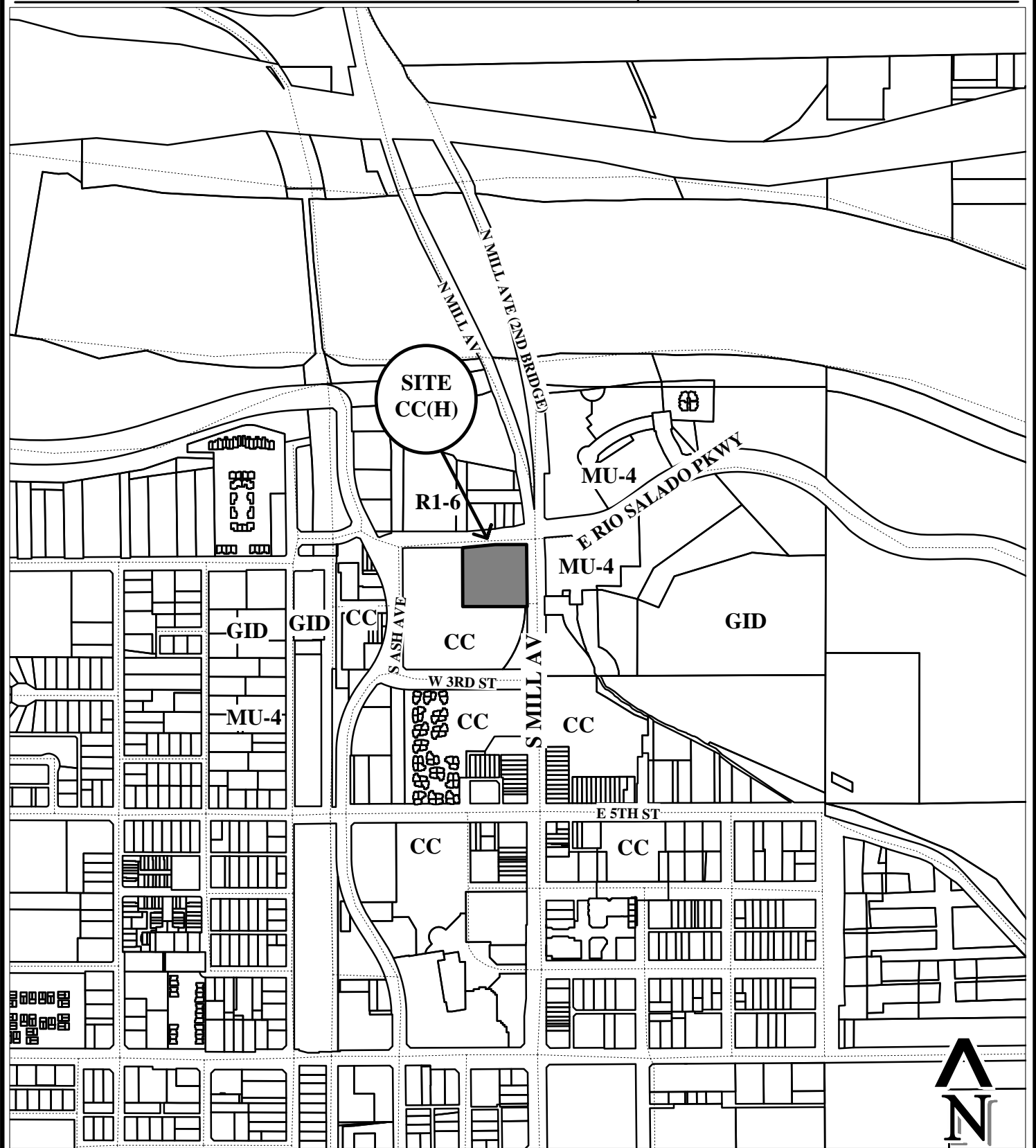
_____.

(Signature of Notary)

(Notary Stamp)

ONE HUNDRED MILL AVENUE

PL070354





ONE HUNDRED MILL AVE (PL070354)



To Be Demolished

One Hundred Mill Avenue Tempe, AZ

06363
10 SEP 07

Context Map

All conditions are approximate and subject to change.

CONSULTANTS:
ARCHITECTS
URBAN PLANNING
FACILITIES MANAGEMENT
LAND DEVELOPMENT
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

DFB KarmayorkHedrick



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A photograph of a red building with a white tower in the background, likely a school or institutional building. The building has a flat roof and a small white tower with a dome on top. There are palm trees and other greenery in front of the building. A black line, possibly a power line, runs across the foreground. The sky is blue with some clouds.

A photograph of a red building with a white tower in the background, likely a school or institutional building. The building has a flat roof and a small white tower with a dome on top. There are palm trees and other greenery in front of the building. A black line, possibly a power line, runs across the foreground. The sky is blue with some clouds.

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General Overview of Request

One Hundred Mill Avenue, LLC (the “Developer”) is proposing a Planned Area of Development Overlay (the “PAD”) to the Monti’s La Casa Vieja site. The proposed PAD encompasses approximately 2.5 acres. The subject property is bounded by Rio Salado Parkway to the north, Maple Avenue to the west, Second Street to the south, and Mill Avenue to the east (the “Project” within the City of Tempe (the “City”). Specifically, the Project is located on Parcels 1, 2, 3, 4, 5, and 6 of the Monti’s La Casa Vieja plat recorded in Book 132, Map 29, Parcels 171A through 174A, 176, and 177, Maricopa County Records and as depicted on the attached Site Plan.

The purpose of this PAD application (the “Application”) is to permit the construction of (i) a hotel and residential building to a height of 296 feet to the roof deck, (ii) a high-rise residential building to a height of 300 feet to the roof deck, and (iii) commercial uses on the ground level, as described more fully under Planned Land Uses of this Project Narrative.

Planned Land Uses

The planned land uses for the PAD incorporate residential, hospitality and commercial uses within 2 new buildings. The existing restaurant will remain and be enhanced, as described in the Project History and Preservation section of the Project Narrative. Phase One of the Project will be 25 stories, reaching a maximum height of 296 feet to the top of the roof deck and 316 feet to the top of the penthouse overrun. The Phase One building will provide hotel rooms on floors 7 to 17 and residential units on the remaining eight floors. Phase Two of the Project will be 26 stories, reaching a maximum height of 300 feet to the top of the roof deck and 325 feet to the top of the penthouse overrun. Phase One will sit on a 5 story parking structure and will provide new commercial space along the ground floor. Phase Two will sit on a 4 story parking structure and will provide new commercial space along the ground floor. The 5th floor will be used as an amenity deck for the Phase Two residential tower as well as provide additional residential units. Both towers will provide amenity decks on the roof as well.

Residential:

The Site was originally the home of C.T. Hayden and his wife Sallie, bringing back the residential component to the site seems quite appropriate. The proposed development will provide 265 new residential units to the site within the two, new buildings. The intended units will provide a diverse mix of sizes, adding to the already flourishing residential market in Tempe.

Commercial:

The existing restaurant (Monti’s La Casa Vieja) will remain and be renovated, and maintain its National Historic status for the future. In addition to the existing restaurant, the proposed development will provide 9,745 square feet of restaurant space and 14,570 square feet of commercial space, doubling the amount of commercial opportunities on the current site.

Hotel:

The original residence was converted into a hotel in the mid-1870s by C.T. Hayden and his wife, returning that component to the site also pays homage to the history of the area. The addition of approximately 300 hotel rooms to the area adjacent to Tempe Town Lake will provide visitors with the opportunity to experience not only the views and amenities of Tempe Beach Park, but the Downtown area of Tempe and the beauty of the natural landscapes that surround the Greater Phoenix Metropolitan Area. The hotel's centralized location allows for easy access to the freeway system and forthcoming light rail transit system.

Compatibility with Surrounding Properties

The proposed development, One Hundred Mill Avenue, is very consistent and compatible with the developments in the surrounding areas in regards to use, height and density. It is the intention of the development to take advantage of all the renewed activity along the Mill Avenue Corridor and the Rio Salado Parkway as well as opportunities that the light rail transit system will provide to the owners, occupants, and visitors to the area. Benefits of this site include its proximity to retail, dining, office, hotel and entertainment areas within walking distance, not to mention the events that take place along the Tempe Town Lake and Beach Park. With all the pieces and parts in place, this development only enhances Tempe as one of the premiere destinations in the Valley.

Comparable projects both planned and under construction, are:

- Hayden Ferry Lakeside
- Marina Heights – East and West
- Centerpoint Condominiums
- Centerpoint on Mill
- The Orchid House/The Brickyard
- Mosaic
- University Square

All of the above projects have components similar in scope, scale and density to this Project.

Conformance with the General Plan

The proposed PAD is consistent with the City of Tempe General Plan 2030 (the "General Plan") for this site. The existing land use designation on the Property is Commercial, allowing a host of work related uses, such as, retail, service and light industrial and medical uses. The City of Tempe General Plan Land use designation for this site is MU – Mixed-Use and High Density Residential (25+ DU/acre). The proposed design accommodates hospitality, residential, retail and restaurant uses, with the residential density ranging around 115 DU/acre. The desire of the General Plan to create a vital urban environment seems easily attainable with a residential density of 115 DU/acre in conjunction with the surrounding employment and entertainment venues.

Compatibility to Existing Zoning/Development Standards

The Project sits within the CC Zoning District, which permits commercial and residential uses by right. Commercial uses such as restaurants, retail, and hotel uses are permitted by right. The residential density requirement, as defined by the City of Tempe Ordinance, is NS – No Standard. Under this designation the residential density must conform to the guidelines set forth on the Density Map within the General Plan. As previously stated, this site is designated as a High Density area, which allow for a maximum density of 25+ DU/acre.

The maximum allowable height for buildings within the CC Zoning District is fifty feet (50'), with a maximum height of one hundred fifty feet (150') along the Mill Avenue Corridor. It is the intention of the PAD to amend the development standards to increase the maximum allowable height to three hundred feet (300') for the entire Project, as described under the Planned Land Uses section of this Project Narrative.

The Project has proposed tandem parking to help achieve its parking requirements. This request for a Use Permit to allow the tandem parking is critical to the viability of Phase One due to the space limitations inherent to the preservation of Monti's. The preservation of Monti's also limits site access (ingress and egress) and circulation around the site because of some of the structural requirements to span the new building over the existing restaurant. In addition, the areas that have designated to allow tandem parking spaces are in the below grade parking structure and are allocated for residential (ownership) and valet uses only – there will not be any public access to these areas.

Process

The proposed PAD seeks approval of the above requested modifications to the development standards for One Hundred Mill Avenue. Specific building designs and site plans will be submitted in the future as part of the Development Plan Review process as established in the Tempe Development Code. This Application sets forth the generalized development concept within the Developer's standard of development excellence. Details on architecture and place making will be reviewed in the future with the hopes that this Project will trigger significant investment within downtown Tempe and Tempe Town Lake areas.

Tandem Parking Use Permit

The proposed PAD seeks approval for a use permit to provide tandem parking spaces in the underground garages for both phases. The tandem parking spaces will be dedicated to the condominium owners and inaccessible to the public at large. Each unit will have one or two tandem parking spaces depending on the zoning requirements.

Development Plan Review Criteria

The following section addresses the Project's development and design strategy as it relates to the Development Plan Review Criteria as set forth by the City of Tempe.

Shade:

Shade will be provided within and around the site by a combination of man-made and natural elements. Arcaded walks are proposed along Mill Avenue and Rio Salado Parkway as well as enhanced landscape areas that will encircle the project.

Materials:

The materials selected for the two towers and their related parking structures will be metal and glass with accents of architectural concrete that will be complimentary to the existing and proposed buildings within the area. The tinted and clear glazing will allow for views across Tempe Town Lake and into Downtown. The lines and mass of the buildings are clean, 21st Century modern that encompass Tempe's vision for the future.

Building and Landscape elements:

The architectural elements of the Project conform to the Mill Avenue Corridor Development Guidelines and allow for the division of the massing to a scale more appropriate to the pedestrian and vehicular traveler. The landscape elements will follow the established aesthetic of Mill Avenue with the continuation of the tree line from Downtown north to the Lake/Beach Park area. Benches and bike racks placed in and around the Project will provide ample places of rest along the pedestrian paths.

Additionally, landscape and hardscape elements (textures and colors) will be used to compliment the architectural diversity of the Project as well as help clearly define areas of pedestrian circulation from vehicular circulation, enhancing the safety of all potential users of the project.

Building Mass and Articulation:

The building mass of Phase One is strategically divided to maximize and frame views and provide logical delineation between programmatic uses that help reduce the building's impact on the corner of Rio Salado Parkway and Mill Avenue.

The building mass of Phase Two is less divided than Phase One but the oval, curvilinear form of the tower strives to visually reduce its perceived mass. As was proposed for Phase One, Phase Two also tries to maximize the views of the Lake and the Beach Park and the Downtown area. The massing of Phase One is dynamically angled and features setbacks to address views of Mill Avenue.

Both buildings provide new ground floor retail/restaurant space that helps "soften" the impact of the mass of the buildings above. In addition, the transparency of store front windows and outdoor seating areas at grade level adds to the natural level of surveillance and security to the Project. The main body of each tower is articulated to demonstrate a separation in programmatic use and the roof/mechanical areas are properly screened to function as an integral part of the design, not an additive element. All roof areas are treated as occupied roof gardens/decks and green roofs.

Access, Circulation and Transportation:

As discussed above the design will incorporate multiple textures and colors to help define and direct visitors, residents and workers as they circulate in and around the site. Clearly defined and well lighted paths will connect the entries of each building to the

adjacent sidewalks and neighboring buildings as well as to each other, making circulation around the site safe and convenient.

To take advantage of Tempe's outlook and provisions for disabled persons, all walks, drives and parking areas, etc. will conform to the requirements set forth in the Americans with Disabilities Act (ADA) for common paths of travel, percentage of slope, etc. making the Project as user-friendly as possible.

The Project is located one block north of the light rail station along Third Street, which is a tremendous amenity to the owners, visitors and workers that will inhabit the site. A conscious effort will be made to connect the Project to the Station to increase rider ship and viability of the Light Rail system.

Public Communication and Community Outreach

From the initial public release of information that the property was being sold and a new development proposed, the dialogue with the greater Tempe community has been consistent and productive. Calls to the Monti's ownership, meetings with individuals and small groups have been ongoing. The restaurant ownership hosted an open house and tour of the historic property and defined the areas to be saved and those to be deleted in the new development. All of this communication has been productive and has resulted in a positive feeling about the opportunity to save the restaurant and the development of the new project.

The DTC Hot Team has reviewed the project and has made very positive comments regarding the plans that are in place. The Hot Team recognized the issues of pedestrian friendly planning, the gateway that the project provides to the City and the preservation issues that the project provides.

The project has been presented to the Tempe Historical Preservation Committee. The Development Team feels that the HPC comments and interaction were positive and supportive of our efforts. An element of trust has developed with the HPC that the historic building will be protected and that Monti's restaurant will return in the redevelopment effort.

Project History and Preservation (1)

The site which Monti's La Casa Vieja sits is considered one of the oldest pieces of development in the City of Tempe. The structure that stands was the original homestead of Charles Trumbull Hayden, built in 1871, and is the oldest continuously occupied structure in the Phoenix Metropolitan area. In 1876, the residence was converted into a hotel, blacksmith, post office and general store, creating the community that became known as "Hayden's Ferry." In the 1890s C.T. Hayden and his family moved into a different home, still operating the hotel/restaurant dubbing it "la Casa Vieja" (the old home) a name that has stuck ever since. There were several additions and renovations done to the original structure over the years but in 1984 the original adobe structure was placed on the National Historic Register of Historic Places.

The architectural, cultural and historic significance of this house and site to the City of Tempe and the Phoenix Metropolitan area is undeniable. For this reason it is the intention of the Developer to protect and preserve the original building prior to and during construction, with the ultimate goal to repair and restore the existing adobe walls to their original splendor. The proposed design calls for a structural deck that will provide a clear span over the existing restaurant avoiding any potential intrusion into the original adobe building. The original ceilings, structure and architectural elements will be preserved and refurbished at the end of the construction of Phase One. In addition, the fountain, original to the Hayden Residence will be preserved and refurbished. The Developer hopes to find artisans qualified to perform all the necessary preservation work to return the original house and all significant architectural, cultural and historical elements to their original condition, enhancing Monti's prominence to the City of Tempe and the Hayden Ferry area.

(1) All historic information was retrieved from <http://www.montis.com/history.php>

How project intends to preserve the C. T. Hayden House

The Development Team has had the preservation of the Hayden House at the top of its priority list throughout the planning process. We have developed plans to span the existing adobe historic structure and to avoid disturbance of the structure. Basically, the historic building becomes a protected envelope during construction. We will pack the adobe walls and protect them on all sides with wood framed coverings. The exterior walls will be repaired in areas that have been damaged from water leaks and aging and resurfaced by artisans to restore an original finish. The interior work to be done becomes a tenant improvement project. The new Monti's restaurant will be updated, but the basic and historic elements of the interior of the building will remain unchanged.

How will the existing adobe be preserved?

Protection of the existing adobe walls during construction is discussed above. The 'packing' of the adobe walls will serve as protective device during construction. Both the interior and exterior plaster will be repaired and retained. We expect that repair work will be done by hand and by artisans who have experience in working on and over adobe surfaces. At this point, we do not intend to expose the adobe walls. Concerns regarding prior deterioration, the ability of the walls to be protected in the future and the risk of damaging the walls in the exposure process have led us to believe that exposing the adobe is not the best course. The Development Team plans to restore the stucco/plaster finishes to their original form.

Justification

The approval of the PAD will allow One Hundred Mill Avenue to continue the revitalization of the City of Tempe's Town Lake and Beach Park areas as well as help preserve the history captured within the walls of Monti's La Casa Vieja. The following list addresses the appropriateness of the changes being requested:

- a. It is the intent of the development team to retain the original 1872 portion of the existing restaurant building in tact, continuing its place on the National Historic Registry.
- b. It is the intent of the development team to protect and preserve the existing adobe walls in compliance with the Historic Preservation Committee, prior to, during and after the construction of the new buildings. In addition, qualified artisans will be hired to repair, refurbish and reface the existing adobe walls, returning them to the original state.
- c. It is the intent of the development team to leave the existing ceilings in place to protect the adobe walls, latillas, beams and other elements of architectural and historical significance.
- d. It is the intent of the development team to keep the original fountain that resides within the restaurant.
- e. It is the intent of the development team to recognize the people that made the site historic, Charles Trumball Hayden and the Monti family for their development and operation of the historic site.
- f. It is the intent of the development team to return the original uses to the site with a new hotel and residential condominium, as well as return a revitalized Monti's La Casa Vieja to the City of Tempe.
- g. The proposed PAD meets the City of Tempe's General Plan goal of creating innovative ways to energize and revitalize Tempe as well as helping promote a sustainable Downtown.
- h. The proposed PAD will contribute to building a positive sense of place for Tempe by acting as the "gateway" to the Mill Avenue District.
- i. The proposed PAD will help revitalize the downtown area of the City by creating a vibrant connection between Tempe Town Lake, the Beach Park and Downtown.
- j. The proposed PAD will provide a complimentary mixture of residential, commercial and hotel uses to support the activities and continued growth of Tempe Beach Park.
- k. The proposed PAD is consistent with the General Plan regarding use and density and the uses are consistent with and compatible to adjacent and surrounding zoning and uses.
- l. The proposed PAD takes advantage of the Light Rail Transit System that runs just south of the Site along Third Street, increasing the mobility of the inhabitants while reducing the reliance on the automobile.

Summary

One Hundred Mill Avenue is a project that encompasses all that the City of Tempe's General Plan desires from planned developments. If approved the PAD will provide Tempe with opportunities for growth and economic gain while embracing the natural environment in which it resides. With amenities like the Beach Park and Town Lake just across the Rio Salado Parkway and the entertainment area of Downtown with walking distance, this project can truly become the address to have in the Phoenix Metropolitan area.

We look forward to working with the City and the community during the processing of this Application and the redevelopment of One Hundred Mill Avenue and respectfully ask for your support and dedication to this project.

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

PAD PROPOSED DEVELOPMENT STANDARDS	
Existing Zoning:	CCD / PAD
Permitted Uses:	Hotel, Office, Multi-Family Residential, Retail, Structured Parking
Net Lot Area:	109,293 sqf (2,509 acres)

SITE	
Lot Coverage:	100% 0-35 feet 50% above 35 feet
Minimum Landscaping Area:	10% of Net Lot Area (11)

BUILDING	
Accessible Units %	Per Fair Housing Act
Hotel Rooms:	120 rooms per acre
Amenity Area:	20,000 sqf Minimum
Residential Density:	125 units per acre
Building Height:	300'-0" max (5)
Off-Site Parking	
Retail:	1 per 500 sqf
Multi-Family Housing (1):	.75 per Bedroom
Guest Parking:	2 per unit
Hotel Meeting Space:	1 per 125 sqf
Restaurant:	1 per 75 sqf
Office/Service:	1 per 300 sqf
Accessible Parking	1 per 500 sqf
Above Grade Garage:	75 per Bedroom
Below Grade Garage:	

Bicycles	
Retail:	1 per 7,500 sqf, 4 min.
16-2 Bedroom Units:	.75 per unit
3 Bedroom Units:	1 per unit
Condo:	1 per unit
Unit Storage Rooms:	(6)
Bike Storage Rooms:	(6)
Hotel:	1 per 20 units
Hotel Meeting Space:	1 per 2,000 sqf
Restaurant:	1 per 500 sqf
Office:	1 per 6,000 sqf, 4 min.
Service:	1 per 7,500 sqf, 4 min.

SETBACKS	
Front:	0 ft
Side:	0 ft
Rear:	0 ft
Side Front:	0 ft
Height Setback:	(4)

NOTES	
(1)	The number of tandem spaces shall not exceed the available 2 bedroom units.
(2)	Standard parking stall shall be minimum 8'-6" x 18'-0" (Clear of any obstructions).
(3)	Balconies, canopies and shade structures shall encroach over setback or sidewalk at a height no less than 16'-0" above grade.
(4)	No road or highest occupied floor.
(5)	Accessible parking per ADA Accessibility Guidelines.
(6)	Indoor bicycle storage shall be allowed in lieu of and in addition to outdoor bicycle storage @ 2'-0" x 3'-0" per bicycle. Indoor bicycle storage permitted in assigned Unit Storage Rooms and Bike Storage Rooms.
(7)	Landscaping provided at streetscape and above grade amenity decks.

GROSS BUILDING AREA - PHASE 1	
<input type="checkbox"/> Basement Parking - B4	24,420 sf
<input type="checkbox"/> Basement Parking - B3	24,420 sf
<input type="checkbox"/> Basement Parking - B2	24,420 sf
<input type="checkbox"/> Grade Level/Floor 1	28,725 sf
<input type="checkbox"/> Retail	2,385 sf
<input type="checkbox"/> Hotel Office	1,525 sf
<input type="checkbox"/> Lobby	4,270 sf
<input type="checkbox"/> Floor 2	38,640 sf
<input type="checkbox"/> Residential	9,840 sf
<input type="checkbox"/> Floor 3	38,640 sf
<input type="checkbox"/> Residential	9,840 sf
<input type="checkbox"/> Floor 4	38,640 sf
<input type="checkbox"/> Residential	9,840 sf
<input type="checkbox"/> Parking	28,800 sf
<input type="checkbox"/> Hotel Office	9,840 sf
<input type="checkbox"/> Hotel Meeting Room	28,800 sf
<input type="checkbox"/> Restaurant	28,800 sf
<input type="checkbox"/> Accessible Spaces	21,005 sf
<input type="checkbox"/> Total Required	21,005 sf
<input type="checkbox"/> Total Provided	21,005 sf
<input type="checkbox"/> Total	21,005 sf
<input type="checkbox"/> Floor 11 - Hotel	21,005 sf
<input type="checkbox"/> Floor 12 - Hotel	21,005 sf
<input type="checkbox"/> Floor 13 - Hotel	21,005 sf
<input type="checkbox"/> Floor 14 - Hotel	21,005 sf
<input type="checkbox"/> Floor 15 - Hotel	21,005 sf
<input type="checkbox"/> Floor 16 - Hotel	21,005 sf
<input type="checkbox"/> Floor 17 - Hotel	21,005 sf
<input type="checkbox"/> Floor 18 - Hotel	21,005 sf
<input type="checkbox"/> Hotel	11,340 sf
<input type="checkbox"/> Hotel Office	11,340 sf
<input type="checkbox"/> Hotel Meeting Room	22,425 sf
<input type="checkbox"/> Restaurant	22,425 sf
<input type="checkbox"/> Accessible Spaces	22,425 sf
<input type="checkbox"/> Total Required	22,425 sf
<input type="checkbox"/> Total Provided	22,425 sf
<input type="checkbox"/> Total	22,425 sf
<input type="checkbox"/> Floor 20 - Condo	12,420 sf
<input type="checkbox"/> Floor 21 - Condo	12,420 sf
<input type="checkbox"/> Floor 22 - Condo	12,420 sf
<input type="checkbox"/> Floor 23 - Condo	12,420 sf
<input type="checkbox"/> Floor 24 - Condo	12,420 sf
<input type="checkbox"/> Floor 25 - Condo	12,420 sf
<input type="checkbox"/> Total	617,005 sf

GROSS BUILDING AREAS BY USE	
<input type="checkbox"/> Retail	4,000 sqf
<input type="checkbox"/> Restaurant	16,225 sqf
<input type="checkbox"/> Residential	22,425 sqf
<input type="checkbox"/> Hotel Office	22,425 sqf
<input type="checkbox"/> Hotel Meeting Rooms	19,550 sqf
<input type="checkbox"/> Hotel Office	22,425 sqf
<input type="checkbox"/> Miscellaneous	6,105 sqf
<input type="checkbox"/> Total	617,005 sf

BIKE PARKING - PHASE 1	
<input type="checkbox"/> Retail	4 Total
<input type="checkbox"/> Restaurant	16 Total
<input type="checkbox"/> 1 Bedroom Units	35 Total
<input type="checkbox"/> 2 Bedroom Units	29 Total
<input type="checkbox"/> Guest Parking	17 Total
<input type="checkbox"/> Hotel Units	15 Total
<input type="checkbox"/> Hotel Meeting Rooms	4 Total
<input type="checkbox"/> Total	146 Total
<input type="checkbox"/> Total Required	146 Total

DWELLING UNIT SUMMARY	
<input type="checkbox"/> Tower 1 Bedroom Units	36 Total
<input type="checkbox"/> Tower 2 Bedroom Units	26 Total
<input type="checkbox"/> Tower 3 Bedroom Units	1 Total
<input type="checkbox"/> Total Units	63 Total
<input type="checkbox"/> Total Required	63 Total
<input type="checkbox"/> Total Provided	63 Total

HOTEL SUMMARY	
<input type="checkbox"/> Hotel	291 Total
<input type="checkbox"/> Total Units:	291

PARKING ALLOCATION - REQUIRED	
<input type="checkbox"/> 1 Bedroom	36 Total
<input type="checkbox"/> 2 Bedrooms	57 Total
<input type="checkbox"/> 3 Bedrooms	17 Total
<input type="checkbox"/> Guest Parking	17 Total
<input type="checkbox"/> Hotel Meeting Room	26 Total
<input type="checkbox"/> Hotel Office	160 Total
<input type="checkbox"/> Restaurant	4 Total
<input type="checkbox"/> Accessible Spaces	224 Total
<input type="checkbox"/> Total Required	799 Total
<input type="checkbox"/> Total Provided	799 Total

PARKING ALLOCATION - T.O.D.	
<input type="checkbox"/> Residential	95 Total
<input type="checkbox"/> Guest Parking	17 Total
<input type="checkbox"/> Hotel Units	291 Total
<input type="checkbox"/> Hotel Meeting Room	26 Total
<input type="checkbox"/> Hotel Office	160 Total
<input type="checkbox"/> Restaurant	2 Total
<input type="checkbox"/> Accessible Spaces	190 Total
<input type="checkbox"/> Total Required	696 Total
<input type="checkbox"/> Total Provided	696 Total

PARKING SUMMARY - PHASE 1	
<input type="checkbox"/> Basement Parking - B4	74 Total
<input type="checkbox"/> Basement Parking - B3	70 Total
<input type="checkbox"/> Basement Parking - B2	66 Total
<input type="checkbox"/> Grade Level/Floor 1 (Temp. Surface)	169 Total
<input type="checkbox"/> Retail	59 Total
<input type="checkbox"/> Hotel Office	59 Total
<input type="checkbox"/> Hotel Meeting Room	59 Total
<input type="checkbox"/> Restaurant	668 Total
<input type="checkbox"/> Total Required	668 Total
<input type="checkbox"/> Total Provided	668 Total

PARKING SUMMARY - FULL BUILD OUT	
<input type="checkbox"/> Phase 1	276 Total
<input type="checkbox"/> Above Grade Parking	223 Total
<input type="checkbox"/> Phase 2	499 Total
<input type="checkbox"/> Basement Parking	378 Total
<input type="checkbox"/> Grade Level Parking	10 Total
<input type="checkbox"/> Above Grade Parking	708 Total
<input type="checkbox"/> Total	1207 Total
<input type="checkbox"/> Total Required	1207 Total
<input type="checkbox"/> Total Provided	1207 Total

PARKING SUMMARY - FULL BUILD OUT	
<input type="checkbox"/> Total Required	1271 Spaces
<input type="checkbox"/> Total Provided	1140 Spaces
<input type="checkbox"/> Total	1207 Spaces

GENERAL NOTES: CITY OF TEMPE SPECIFIC	
1.	Development and use of this site will conform with all codes and ordinances.
2.	All new or relocated utilities will be placed back 10' from the property line and 20' along the back 10' from the property line and 20' along the back 10' from the property line.
3.	Structures and landscaping within a triangle measured back 10' from the property line and 20' along the back 10' from the property line and 20' along the back 10' from the property line.
4.	Any lighting will be placed so as to direct light away from the site and not onto adjacent properties.
5.	Owners of property adjacent to public rights-of-way shall be responsible for maintaining existing landscaping located within the rights-of-way.
6.	After final approval of the project will be expected for occupancy, the applicant is to notify DRB prior to occupancy, the applicant is to notify DRB prior to occupancy, the applicant is to notify DRB prior to occupancy.
7.	All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
8.	Containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment shall be located within the building footprint.
9.	Barbed, razor, or concertina wire (or similar) shall not be used on the site where visible from public streets or other adjacent properties.
10.	All signage requires separate approvals and permits.
11.	On-site lighting not to exceed one foot candle (foot candle) at property line.
12.	Maximum noise level 55 decibels (normal speaking voice) at property line.
13.	Landscaping, walls and lights to match in phased projects.

GENERAL PROJECT NOTES	
1.	If required, retention will be provided underground, using existing walls and retaining any necessary for retaining walls.
2.	The Building will be equipped with an automatic extinguishing system, per the Tempe IBC.

the residents on the roof in phase 1 and level 5 on phase 2.

Two towers will spring from the podium deck. In addition to the existing Montis La Casa tower, a new tower will be situated closest to Mill Avenue. While in phase two a 26 story condo tower will be located towards the north /west corner of the site. This location is furthest from Mill Avenue and maximizes short and distant views.

At full build out the project will consist of 36,000 sqf of retail/restaurant, 265 condo units, 291 hotel



NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
RECO7054
PAD07021
DS071054

PAD 1.0
Phase 1 Project Data

SUBMITTAL
03 OCT 2007
PROJECT # 06363

DS071054
PAD07021
REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

PAD PROPOSED DEVELOPMENT STANDARDS	
Existing Zoning :	CCD / PAD
Permitted Uses:	Hotel, Office, Multi-family Residential, Retail, Structured Parking
Net Lot Area:	109,293 sqft (2,509 acres)

SITE

Lot Coverage: 100% 0-95 feet
50% above 95 feet

Minimum Landscaping Area:
10% of Net Lot Area (11)

Accommodations	Per Fair Housing Act
Hotel Rooms	120 rooms per acre
Residential Density	20,000 sf Minimum
Building Height	125 units per acre
Office/Store Parking	300'-0" max (5)
Hotel:	
Multi-family Housing (1):	1 per 500 sf
Hotel:	.75 per Bedroom
Hotel:	1 per 125 sf
Hotel Meeting Space:	1 per 125 sf
Restaurant:	1 per 75 sf
Office/Service:	1 per 300 sf
Accommodations	
Below Grade Garage:	1 per 500 sf
Below Grade Garage:	.75 per Bedroom

Bicycles		1 per 7,500 sq. ft. 4 min.
Realt.		.75 per unit
1 & 2 Bedroom Units		1 per unit
3 Bedroom Units		.2 per unit
Guest:	Unit Storage Room:	(6)
	Like Storage Room:	(0)
Hotel:		1 per 20 units
Hotel Meeting Space:		1 per 2,000 sq
Restaurant:		1 per 500 sq
Office:		1 per 8,000 sq. 4 min.
Service:		1 per 7,500 sq. 4 min.

SETBACKS	
Front:	0 ft.
Side:	0 ft.
Rear:	0 ft.
Side Front:	0 ft.
Height Setback:	(4)

NOTES

(1) The number of tandem spaces shall not exceed the available 2 bedroom units.

(2) Standard parking slot shall be minimum 8'-6" x 18'-0" (clear of any obstructions).

(3) Balconies, canopies and shade structures shall encroach over setback or sidewalk at a height no less than 18'-0" above grade.

(4) To roof of highest occupied floor.

(5) Accessible parking per ADA Accessibility Guidelines.

(6) Indoor bicycle storage shall be allowed in lieu of and in addition to outdoor bicycle storage @ 2'-0" x 8'-0" per bicycle.

(7) Storage for bicycles in designated Urban and Bike Storage Rooms.

(8) Landscaping provided at streetscape and above grade amenity decks.

CROSS BUILDING AREA - PHASE 2		
Basement Parking - B3	53,140 sf	□
Basement Parking - B2	53,140 sf	□
Basement Parking - B1	47,800 sf	□
Basement New Floor 1	12,185 sf	□
Basement Retail	12,185 sf	□
Restaurant	4,670 sf	□
Support	4,670 sf	□
Conference Room	570 sf	□
Support	8,245 sf	□
Residential	4,630 sf	□
Residential	4,630 sf	□
Parking	38,150 sf	□
Parking	38,150 sf	□
Parking	43,940 sf	□
Parking	43,940 sf	□
Parking	38,150 sf	□
Parking	38,150 sf	□
Floor 5	22,910 sf	□
Floor 6	8,855 sf	□
Waiting Room	8,855 sf	□
Storage	8,855 sf	□
Storage	8,855 sf	□
Floor 6	11,485 sf	□
Floor 7	11,485 sf	□
Floor 8	11,485 sf	□
Floor 9	11,485 sf	□
Floor 10	11,485 sf	□
Floor 11	11,485 sf	□
Floor 12	11,485 sf	□
Floor 13	11,485 sf	□
Floor 14	11,485 sf	□
Floor 15	11,485 sf	□
Floor 16	11,485 sf	□
Floor 17	11,485 sf	□
Floor 18	11,485 sf	□
Floor 19	11,485 sf	□
Floor 20	11,485 sf	□
Floor 21	11,485 sf	□
Floor 22	11,485 sf	□
Floor 23	11,485 sf	□
Floor 24	11,485 sf	□
Floor 25	11,485 sf	□
Floor 26	11,485 sf	□

CROSS BUILDING AREAS BY USE		
<input type="checkbox"/> Retail	12,185 gsf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	4,110 gsf	<input type="checkbox"/>
<input type="checkbox"/> Residential	250,720 gsf	<input type="checkbox"/>
<input type="checkbox"/> Office	8,805 gsf	<input type="checkbox"/>
<input type="checkbox"/> Casino	20,000 gsf	<input type="checkbox"/>
<input type="checkbox"/> Miscellaneous	10,565 gsf	<input type="checkbox"/>
Building Total - Full Build Out:		534,965 sf

<input type="checkbox"/> Retail	4	Total	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	10	Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom Units	87	Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom Units	47	Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom Units	2	Total	<input type="checkbox"/>
<input type="checkbox"/> Business	33	Total	<input type="checkbox"/>
<input type="checkbox"/> Support Spaces	4	Total	<input type="checkbox"/>
<input type="checkbox"/> Total	191	Total	<input type="checkbox"/>
Total Required	191	Spaces	

BUILDING UNIT SUMMARY	
1 Bedroom Units	<input type="checkbox"/> Total 115
2 Bedroom Units	<input type="checkbox"/> Total 55
3 Bedroom Units	<input type="checkbox"/> Total 7
Casita	<input type="checkbox"/> Total 6
Total Units:	180

1 Bedroom	.75 Bedroom (115 Beds)	87	Total
2 Bedrooms	.75 Bedroom (108 Beds)	51	Total
3 Bedrooms	.75 Bedroom (99 Beds)	37	Total
Guest Housing	150	12	Total
Restroom	.75 Bedroom (16 Beds)	25	Total
Catall	1/500 sf (12,183 sf)	160	Total
Surrounding Area	1/75 sf (4,110 sf)	10	Total
Accessible Spaces	Replace Replacement	472	Total
Total Required			472 Spaces

PARKING ALLOCATION - T.O.D.		Total Required		Total Scores	
Residential	157	Total	157	Total	157
Guest Parking	36	Total	36	Total	36
Retail	13	Total	13	Total	13
Restaurant	17	Total	17	Total	17
	50% (12,85 sf)		50%		50%
	50% first 2,500 sf		50%		50%
	1/75 sf (1,610 sf)		1/75		1/75
Surface Parking Replacement	336	Total	336	Total	336
Accessible Spaces	169	Total	169	Total	169
Total Required	10	Total	10	Total	10
	444	Total	444	Total	444

PARKING SUMMARY - PHASE 2		
<input type="checkbox"/>	Basement Parking	83
<input type="checkbox"/>	Basement Parking	82
<input type="checkbox"/>	Basement Parking	81
<input type="checkbox"/>	Grade level/Floor 1	16
<input type="checkbox"/>	Floor 2	107
<input type="checkbox"/>	Floor 3	107
<input type="checkbox"/>	Floor 4	106
<input type="checkbox"/>	Total	798
<input type="checkbox"/>	Total	143
<input type="checkbox"/>	Total	140
<input type="checkbox"/>	Total	139
<input type="checkbox"/>	Total	138
<input type="checkbox"/>	Total	107
<input type="checkbox"/>	Total	107
<input type="checkbox"/>	Total	106
<input type="checkbox"/>	Total	798
<input type="checkbox"/>	Total	708
<input type="checkbox"/>	Total Provided	708
<input type="checkbox"/>	Spaces	

PAINKILLER SUMMARY - FULL BUILD OUT	
<input type="checkbox"/> 276 Total	<input type="checkbox"/> 276 Total
<input type="checkbox"/> 223 Total	<input type="checkbox"/> 223 Total
<input type="checkbox"/> 499 Total	<input type="checkbox"/> 499 Total
<input type="checkbox"/> 378 Total	<input type="checkbox"/> 378 Total
<input type="checkbox"/> 10 Total	<input type="checkbox"/> 10 Total
<input type="checkbox"/> 252 Total	<input type="checkbox"/> 252 Total
<input type="checkbox"/> 709 Total	<input type="checkbox"/> 709 Total
Total Provided	
1207 Spaces	

PARKING SUMMARY - FIVE BUILD UNIT	
Total Required	1271 Spaces
Total Required T.O.D.	1140 Spaces
Total Provided	1207 Spaces

GENERAL NOTES: CITY OF TEMPE SPECIFIC

1. Development and use of this site will conform with all codes and ordinances.
2. New or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be

4. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed the foot candle at the property line. No noise, odor or general level of noise, odor or vibration emitted by uses in the area outside of the site.

5. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.

6. The applicant has approved the project will be inspected for zoning compliance during construction and prior to occupancy, the applicant is to notify DRB prior to occupancy. Call 480.350.8331 to arrange for inspections. Call 480.350.8331.

8. All service areas shall be screened to control trash and debris. The height of the screening shall be at least 6 ft.
9. Containers, loading docks, transformers, boxflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
10. Barbed, razor, or concertina wire (or similar) shall not be used on the site where visible from public streets or adjacent property.
11. All signage requires separate approvals and permits.
12. On-site lighting not to exceed one fc (foot candle) at the property line.
13. Maximum noise level 55 decibels (normal speaking voice) at property line.
14. All structures shall be maintainable.

GENERAL PROJECT NOTES

1. If required, retention will be provided underground, using existing vaults and relocating any necessary for new construction to occur.
2. The building will be equipped with an automatic extinguishing system, per the Tempe B.C.

This multi-phased project entails the preservation of the historic Louis L. Cox Viejr restaurant, while adding, in two phases, a mixed-use development strategy to the remainder of the site. The program for the mixed-use component consists of retail, residential and extended stay hotel with an above and below grade parking structure.

Two towers will spring from the podium deck. In phase one a 25 story residential condo / extended stay hotel tower will be situated closest to Mill Avenue. While in phase two a 26 story condo tower will be located towards the north / west corner of the site. This location is furthest from Mill Avenue and maximizes short and distant views.

At full build out the project will consist of 36,000 sq. ft. of retail/restaurant, 265 condo units, 291 hotel rooms and 1,211 parking spaces.

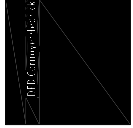
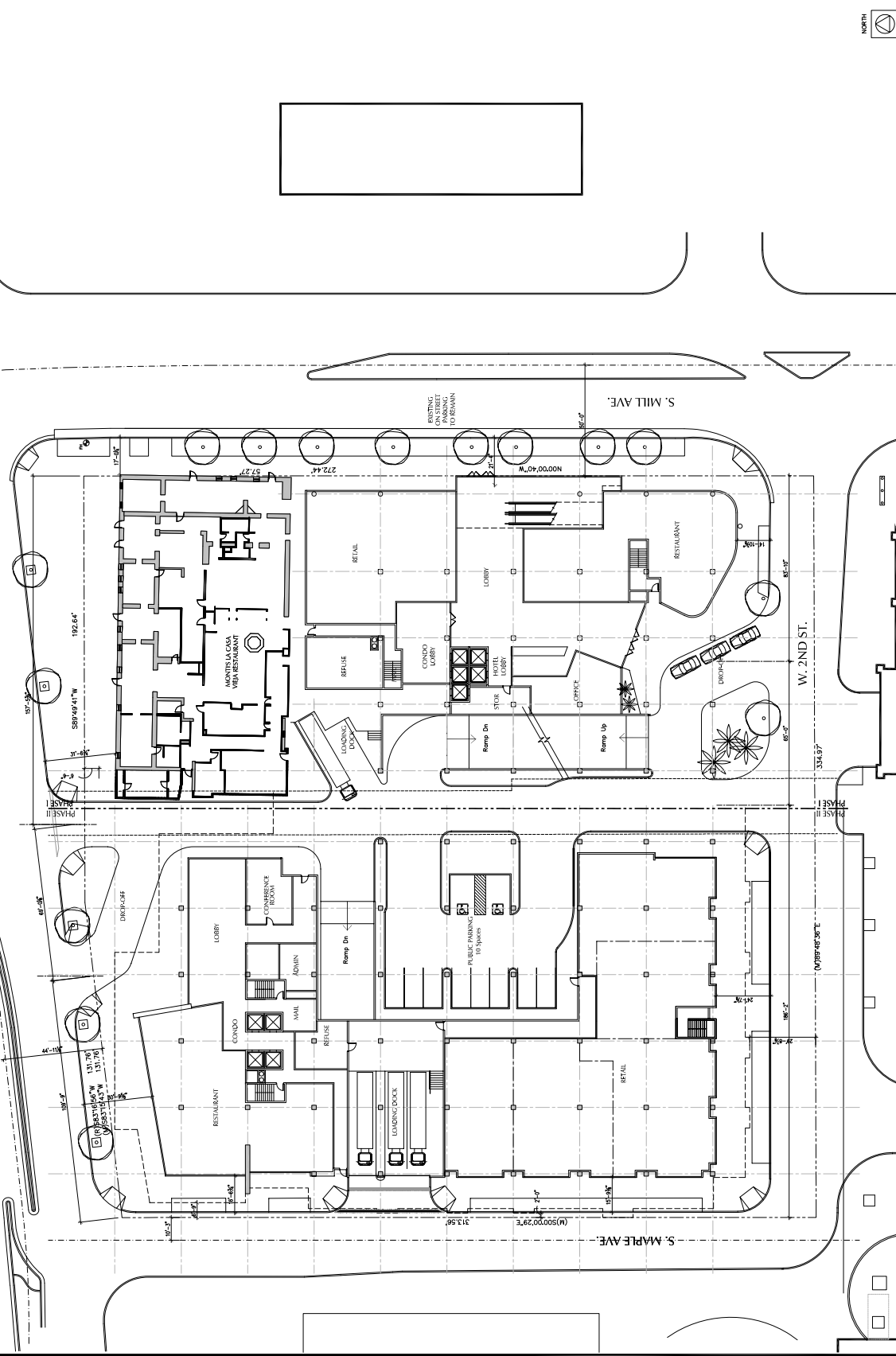
PAD 2.0
Phase 2 Project Data

SUBMITTAL
03 OCT 2007
PROJECT # 06363

ATTACHMENT 26

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

W. RIO SALADO PARKWAY



JPL Construction, Inc.
2025 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85016
602.331.4848
WWW.JPLCONSTRUCTION.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

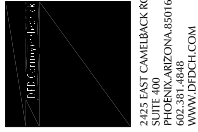
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

PAD 10.0

Level 1
Ground Floor
Retail / Service / Loading

SUBMITTAL
30 OCT 2007
PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

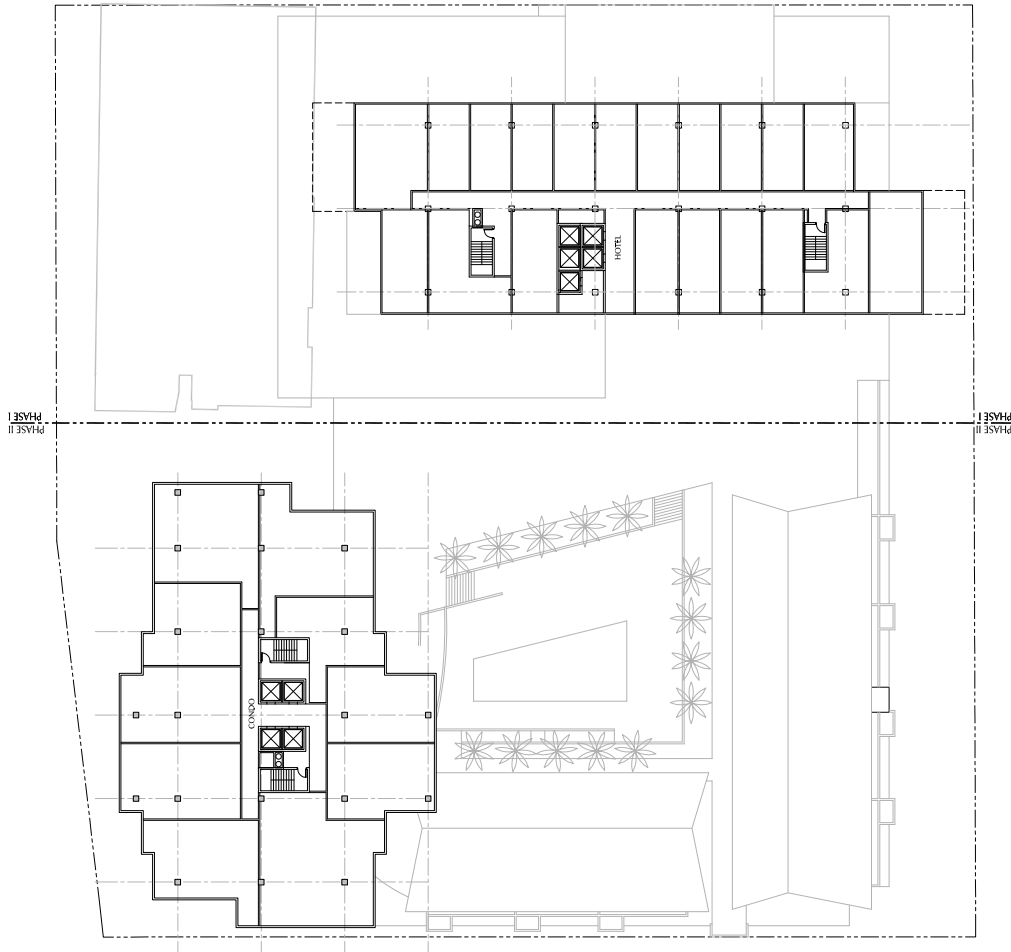


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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA
DS071054 PAD07021 REC07054

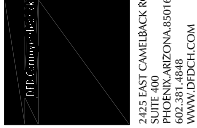
PAD 15.0
Typ. Level

SUBMITTAL
30 OCT 2007
PROJECT # 06363



DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

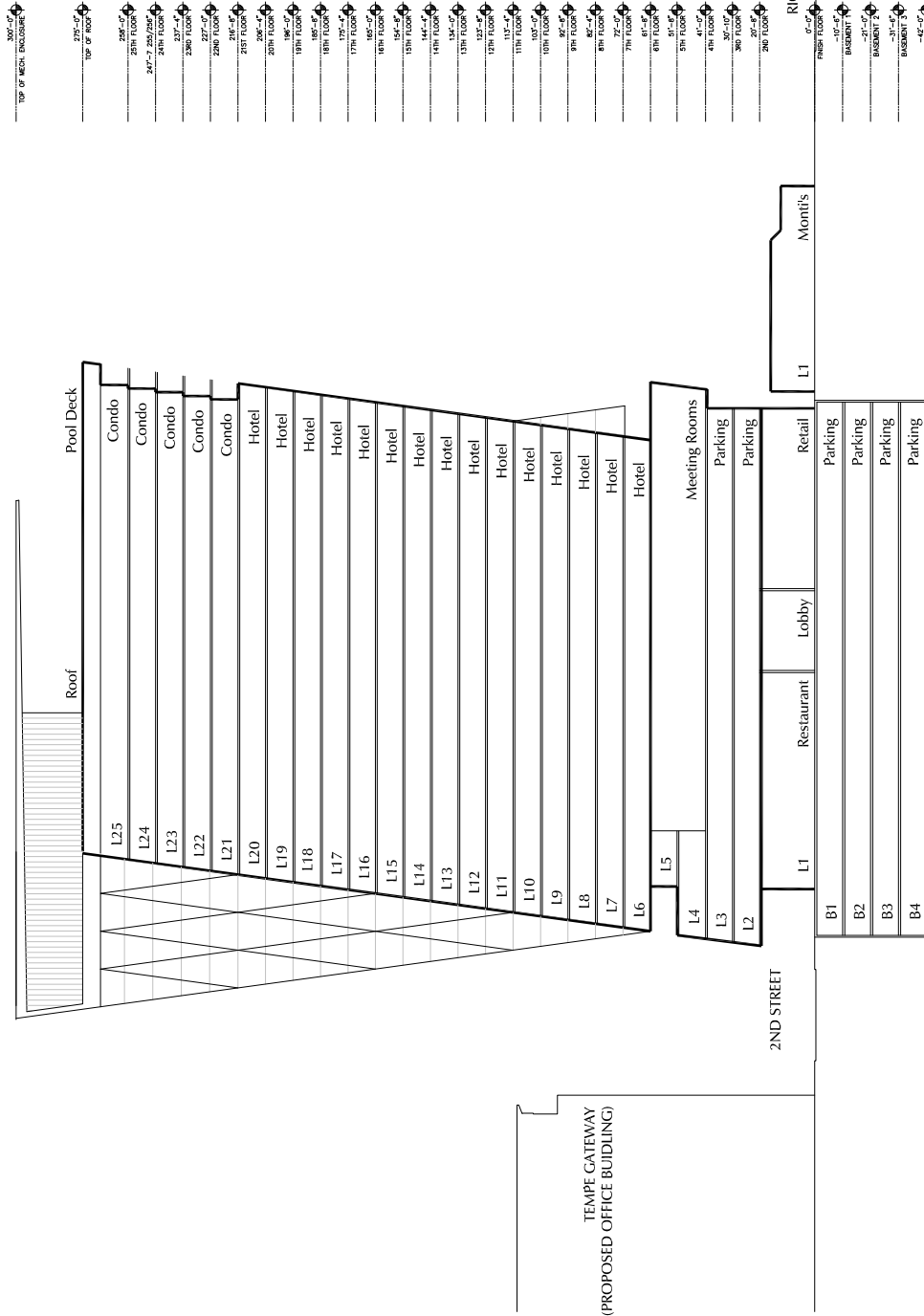


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ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

DS071054 PAD07021 REC07054

PAD 26.0
Stacking Diagram
SUBMITTAL
30 OCT 2007
PROJECT # 06363



DS071054 PAD07021 REC07054

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DEVELOPMENT APPROVAL
ONLY

05071054 PAD07021 REC07054

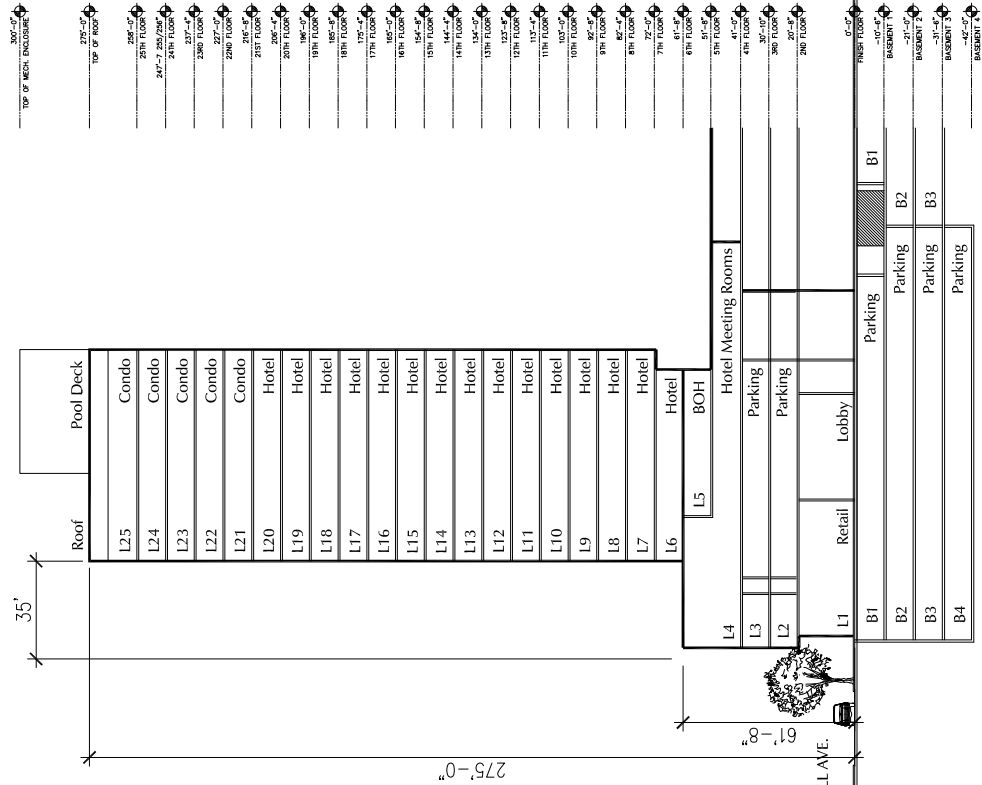
REC07054

PAD07021

DS071054

PAD 29.0

Stacking Diagram

SUBMITTAL
30 OCT 2007
PROJECT # 06363

SCALE = 1" = 40'-0"

DS071054	PAD07021	REC07054
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